

PIKE TOWNSHIP PLANNING AREA

CRITICAL AREA TEXT

Critical Area 1

Location: Extending 50 feet on either side of the banks of Fishback Creek from Wilson Road north to the County line and including a proposed park at 86th Street and I-65.

Why critical: Fishback Creek supplies a significant amount of water to Eagle Creek Reservoir. The reservoir supplies drinking water to a large portion of the county, so protection of water quality in Fishback Creek is critical. Neighborhood and community parks are currently non-existent in the northwest quadrant of Pike Township. It is critical to provide adequate parkland for existing and future population.

Recommendations:

- Maintain the greenway along Fishback Creek as a conservation corridor. Development within this area should not reduce the tree canopy. Dense vegetative cover along stream banks is important for erosion control, contaminant capture, water cooling (critical for retaining oxygen levels) and habitat preservation. Development within proximity of the greenway should also be mindful of soil erosion and possible chemical contamination of the creek's water.
- The proposed park at 86th Street and I-65 will provide needed neighborhood park space. The site provides access to Fishback Creek. It contains natural areas (woods, steep slopes, floodplain) for conservation and passive recreation and open grassy areas for more active recreation.

Critical Area 2

Location: The intersection of 86th Street and Lafayette Road.

Why critical: This intersection provides the best opportunity for development of a commercial node to serve the needs of the residents of the northwest quadrant of the township. It is critical that the commercial viability of this intersection be retained. The area recommended for commercial development is surrounded by residential development. It is critical to protect the existing residential area from commercial encroachment.

Recommendations:

- Restrict retail development to the immediate corners of 86th Street and Lafayette Road as shown on map. Retail development should not encroach upon areas of existing or planned residential development

- Restrict residential development from the immediate corners of 86th Street and Lafayette Road. This area should be developed as a commercial services center for the surrounding neighborhoods. Buildings should incorporate the design characteristics (scale, adornments, materials, rooflines, etc.) of the vicinity as much as possible.
- Construct sidewalks or pathways to connect the commercial area to the surrounding neighborhoods, the school across the street and the proposed park.
- Develop a pedestrian/bicycle pathway along Lafayette Road from Eagle Creek Park through this critical area to the County line as shown in the Pike Township Connectivity Plan.

Critical Area 3

Location: The Eagle Creek corridor from 79th Street to 96th Street.

Why critical: Eagle Creek supplies a significant amount of water to Eagle Creek Reservoir. The reservoir supplies drinking water to a large portion of the county, so protection of water quality in Eagle Creek is critical. There is a considerable amount of woodland in this area. Some of this woodland is among the oldest and highest quality woodland in the County. Neighborhood and community parks are currently non-existent in the northwest quadrant of Pike Township. It is critical to provide adequate parkland for existing and future population. The Moore Road corridor is known as a unique historic cultural resource within Marion County for its dairy farming, pioneer cemetery and country estates. It is critical that these resources be conserved.

Recommendations:

- Maintain the greenway along Eagle Creek as a conservation corridor with access points for canoeing and fishing. Development within this area should not reduce the tree canopy. Dense vegetative cover along stream banks is important for erosion control, contaminant capture, water cooling (critical for retaining oxygen levels) and habitat preservation. Development within proximity of the greenway should also be mindful of soil erosion and possible chemical contamination of the creek's water.
- Protect the wetlands within this area. Wetlands contribute to streamwater quality by holding and filtering stormwater.
- Conservation of the oldest and highest quality portions of the woodlands is of particular importance.
- In places steep slopes define the edges of the stream valley. These slopes should be minimally developed, if at all, so that they may retain their forest cover and avoid soil erosion.
- Develop a pedestrian/bicycle pathway along Moore Road from Lafayette Road along the edge of this critical area to the County line as shown in the Pike Township Connectivity Plan.

- The proposed park north of 79th Street east of Eagle Creek will provide needed community park space. The site provides access to Eagle Creek and a small lake. It contains natural areas (woods, floodplain) for conservation and passive recreation and some open area for more active recreation.
- The proposed park between Moore Road and Eagle Creek north of 86th Street will provide needed community park space. The site provides access to Eagle Creek. It contains some natural areas (woods, steep slopes, floodplain) for conservation and passive recreation. Most of the site is an open grassy area that is conducive to a variety of more active recreation pursuits.
- The Pleasant Hill Cemetery, Trader's Point Farm, Bowman Elder Estate, and Bowman Elder Stables are listed in the Historic Sites and Structure Inventory for Pike Township and should be preserved.

Critical Area 4

Location: Near the northeast corner of I-465/86th Street Interchange

Why critical: There is a considerable amount of old growth woodland in this area. This wooded area creates a positive impression of Indianapolis from the heavily traveled northwest corner of I-465. This area also exhibits steeply sloping, drainage ways that are important for water quality. It is critical that development in this area be sensitive to the environmental and aesthetic qualities of the site.

Recommendations:

- Development should not occur on the steeply sloped ravines.
- A substantial swath of wooded land should be retained along the I-465 ROW.
- Conservation of the oldest and highest quality portions of the woodlands is of particular importance.
- Any development should take into consideration that there are five major gas pipelines that underlay this area, each requiring a 100-foot easement. Avoidance of the easements should not be a reason to increase environmental impact.
- It is recommended that any development that occurs should be multi-story, campus style buildings, that are finished on all four sides, with parking underneath, to help minimize any environmental impact.
- Open space requirements should be at least 50%.
- To minimize traffic impact onto 86th Street, any new development should utilize the existing FFA drive, or allow up to a maximum of one additional common drive.

Critical Area 5

Location: Georgetown Road, from 79th Street to 86th Street

Why critical: The eastside of Georgetown Road from 79th Street to approximately 81st Street is residential, but has several large parcels that could allow for encroachment of other land uses. The westside of Georgetown Road as well as the eastside of the street north of the Avery Woods Estates subdivision is light industrial, and has several large parcels that could be developed into residential subdivisions. It is critical to protect the existing light industrial from residential encroachment in order to maintain the existing tax base, and allow for an orderly and efficient industrial development. It is critical to preserve the residential areas in order to protect the existing neighborhoods.

Recommendations:

- Restrict residential development to the area east of Georgetown Road, and south of the northern boundary of Avery Woods Estates subdivision.
- Restrict light industrial development to the area west of Georgetown Road, and north of the Avery Woods Estates subdivision.
- Conservation of the forest tree cover in the Avery Woods Estates subdivision, and along Georgetown Road is of particular importance.
- Further the mapping standard of providing higher residential densities in proximity to job centers by allowing the larger residential parcels along the east side of Georgetown Road to be subdivided to meet the recommended density of 1.75 - 3.5 units per acre.
- If the residential parcels along Georgetown Road are subdivided, then common drives are recommended.
- Develop a pedestrian/bicycle pathway along Georgetown Road as shown in the Pike Township Connectivity Plan.

Critical Area 6

Location: Crooked Creek from 96th Street downstream to Township Line Road (note: this Critical Area is in two sections because it is bisected by the Michigan Road Corridor Plan study area)

Why critical: Development along Crooked Creek reveals a history of varying attitudes towards the stream and its environmental qualities and conflict between rural and suburban development patterns. It is critical that the opportunities provided by the scattered undeveloped or underdeveloped properties along the stream are used to maintain and enhance the environmental qualities of the stream corridor while providing for quality development and better connectivity among the neighborhoods along the creek. Some of the environmental considerations that are particularly notable along Crooked Creek are flooding, streambank erosion and its scientifically documented high level of biodiversity for an urban stream.* By the standards of the Indianapolis

Department of Parks and Recreation, Washington Township is in need of significantly more park acreage to adequately serve the population.

Recommendations:

- Develop the Crooked Creek Corridor as a greenway as shown in the Indianapolis Greenways Master Plan.
- Expand upon the Greenways Plan by developing a series of creekside parks as shown on map (expansion of WISH Park, Lienert property, Grandview Stables site and expansion of Fox Hill Manor Park).
- Recreation development in the proposed parks should be designed in a way to minimize any negative impacts on the adjacent property owners.
- Pedestrian connectivity should be strengthened throughout the critical area by the construction and upkeep of sidewalks, safe street crossings and connections to the existing and proposed parks along the Crooked Creek Greenway.
- The wooded areas designated as Environmentally Sensitive should be preserved to the extent possible.
- In places steep slopes define the stream valley. These slopes should be minimally developed, if at all, so that they retain their forest cover and avoid erosion.
- Any development in proximity to the stream that worsens streambank erosion should be avoided.
- Development in proximity to the stream should not contribute to flooding or diminished water quality. Development should strive to mitigate existing flooding, drainage and water quality problems.
- Develop a bike lane along Westlane Road as recommended in the Marion County Bicycle Plan.

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Lindsey, Greg. 2003. "Sustainability and Urban Greenways: Indicators in Indianapolis." *Journal of the American Planning Association*. Vol. 69, No. 2: 165-180.

Lindsey, Greg and Gerrit Knaap. 1999. "Willingness to Pay for Urban Greenway Projects." *Journal of the American Planning Association*, Vol. 65, No. 3 (Summer), p. 297-313.

Condition of Riparian Forest Crooked Creek Watershed. October 1997. Timothy S. Brothers and Nancy Hearne. Center for Urban Policy and the Environment, Indianapolis IN (97-E04).

Public Planning for Private Greenways: Evidence from the Crooked Creek Greenway Survey. June 1998. Greg Lindsey. Center for Urban Policy and the Environment, Indianapolis IN. Download PDF file

The Crooked Creek Greenway Survey: Results and Analysis. January 1998. Greg Lindsey, Jamie Palmer, Gerrit Knapp. Center for Urban Policy and the Environment, Indianapolis IN. Download PDF file

Critical Area 7

Location: This Critical Area is located within Washington Township.

Critical Area 8

Location: West side of the I-465/71st Street Interchange

Why critical: Most of the 71st Street frontage between I-65 and I-465 is residential, with a small commercial node between Marsh Road/Intech Boulevard and I-465. South of 71st Street between Shanghai Road and I-465 is a major integrated office development, Intech Park. This development is intended as a high tech cluster. It is critical to protect the existing residential area from commercial and office encroachment. It is also critical to protect the availability for high tech businesses to be located in proximity to each other.

Recommendations:

- Restrict retail development to the area east of Marsh Road/Intech Blvd. as shown on map. Retail development should not encroach upon areas of existing or planned residential development as well as not encroaching upon areas of existing or planned high tech business development.
- Restrict office development along 71st Street to the existing Intech Park frontage as shown on map.
- Develop a pedestrian/bicycle pathway along 71st Street from Eagle Creek Park through this critical area to points east as shown in the Pike Township Connectivity Plan. It is important that this pathway be accommodated in any reconstruction of the 71st Street/I-465 interchange.
- The primary Land Use Recommendation for the northwest corner of 71st Street and Marsh Road is Special Use as shown on map. This recommendation is made in accordance to the site's current zoning for a church and current ownership by a church. Other Special Use Land Uses are not recommended for the site. Any church-related uses on the site should be subordinate to its primary use as a church; this includes church-run general education schools as provided in the site's zoning commitments.
- The indexed Land Use Recommendation for the northwest corner of 71st Street and Marsh Road is Residential Development greater than 5.00 and equal to or less than 8.00 units per acre. The preferred form of this Land Use Recommendation is condominiums. Should this site be developed according to this indexed land use Recommendation, it should conform to the following:
 - Design of the buildings on site should be respectful of, and in character with, the quality of the nearby residential structures. This includes building height, enclosed attached parking, drainage, location of services, low level signage, and lighting contained on site,
 - Primary access should be on Marsh Road, access on 71st Street should be limited to right turn in, right turn out only,

- The side and rear yard setback should be 75' to match the required rear yard of the subdivision bordering the site,
- The side and rear yard setback area should be heavily landscaped with trees,
- Sidewalks should be provided.

Critical Area 9

Location: New Augusta Conservation District and vicinity

Why critical: The New Augusta Conservation District is one of the few clusters of historic structures in Pike Township. It is critical to preserve the conservation district and not allow the existing light industrial to expand into the conservation district. Light Industrial land usage exists to the northwest and southeast of the New Augusta Conservation District. It is critical to protect the existing light industrial from residential encroachment in order to maintain the existing tax base, and allow for an orderly and efficient industrial development. The Guion Road/Payne Road connector is one of the “missing links” in thoroughfare system serving the northwest quadrant of the county. It is critical to preserve this R.O.W.

Recommendations:

- Restrict light industrial development to existing parcels north of 71st Street, and do not allow encroachment into the New Augusta Conservation District, or east of the Railroad ROW.
- Restrict light industrial development east and southeast of New Augusta to the area shown on the Land Use Map; do not allow encroachment west of the Railroad ROW.
- Preserve the existing light industrial land uses, and do not allow residential encroachment into the light industrial area to the south of the Augusta Green residential subdivision.
- Encourage improved landscaping and buffer between all light industrial and conservation district interfaces.
- Preserve and build the Payne Road ROW to divert heavy traffic away from New Augusta Road.
- Develop the 71st Street and Georgetown Road pedestrian/bicycle pathways as shown in the Pike Township Connectivity Plan.
- The Little Eagle Creek floodway should be developed as a pedestrian connection to the school and private recreational areas to the northeast.
- The private recreational areas to the north east of the conservation district should be preserved as open space, or allow for village mixed use to extend into the area.
- If the private recreational areas should convert to village mixed use, then the street pattern should reflect the existing conservation district's gridiron street pattern.
- Small-scale neighborhood based commercial should be encouraged in this new village mixed use area. Strip center development is not appropriate.
- The village mixed use area should include a significant recreational open space.

Critical Area 10

Location: An area surrounding Lafayette Road, bounded by 56th Street to the north, Little Eagle Creek to the east and, I-65 to the south and west.

Why Critical: The area recommended for Village Mixed-Use has the potential to be developed as an mixed-use neighborhood where the various parts are well-integrated and are easily walk-able. Residents have potentially good connectivity to a school, neighborhood retail, office-oriented businesses and the proposed Little Eagle Creek greenway. The Little Eagle Creek corridor is critical for its natural qualities, including its function as a floodway and floodplain and for the woodland that surround it. Some of this woodland is among the oldest and highest quality woodland in the County. Little Eagle Creek in this area is also critical as a link in the greenway system that can connect various neighborhoods, schools, retail centers and parks, particularly Northwestway Park. To not further dilute the synergy of the concentration of retail commercial uses in the Lafayette Square area and to avoid disruption of the community's character, it is critical that Lafayette Road through this area not be developed as a commercial retail strip.

Recommendations:

- Preserve the existing residential area along Monica Drive by re-routing the southern end of Monica Drive from Lafayette Road to Moller Road.
- Consider existing buildings on southern parcels east of Lafayette Road for reuse as neighborhood-oriented commercial or office.
- Development in the Village Mixed-Use area should be fully pedestrian accessible. For example development along Lafayette Road should have pedestrian connections to streets within the mixed-use area.
- Along the west side of Lafayette Road, restrict center parcels from developing at any higher intensity than Office Commercial.
- Develop Greenway along Little Eagle Creek as proposed in the Pike Township Connectivity Plan.
- Develop Pathways along 56th Street and Lafayette Road as proposed in the Pike Township Connectivity Plan to provide additional pedestrian access to shopping areas and greenway.